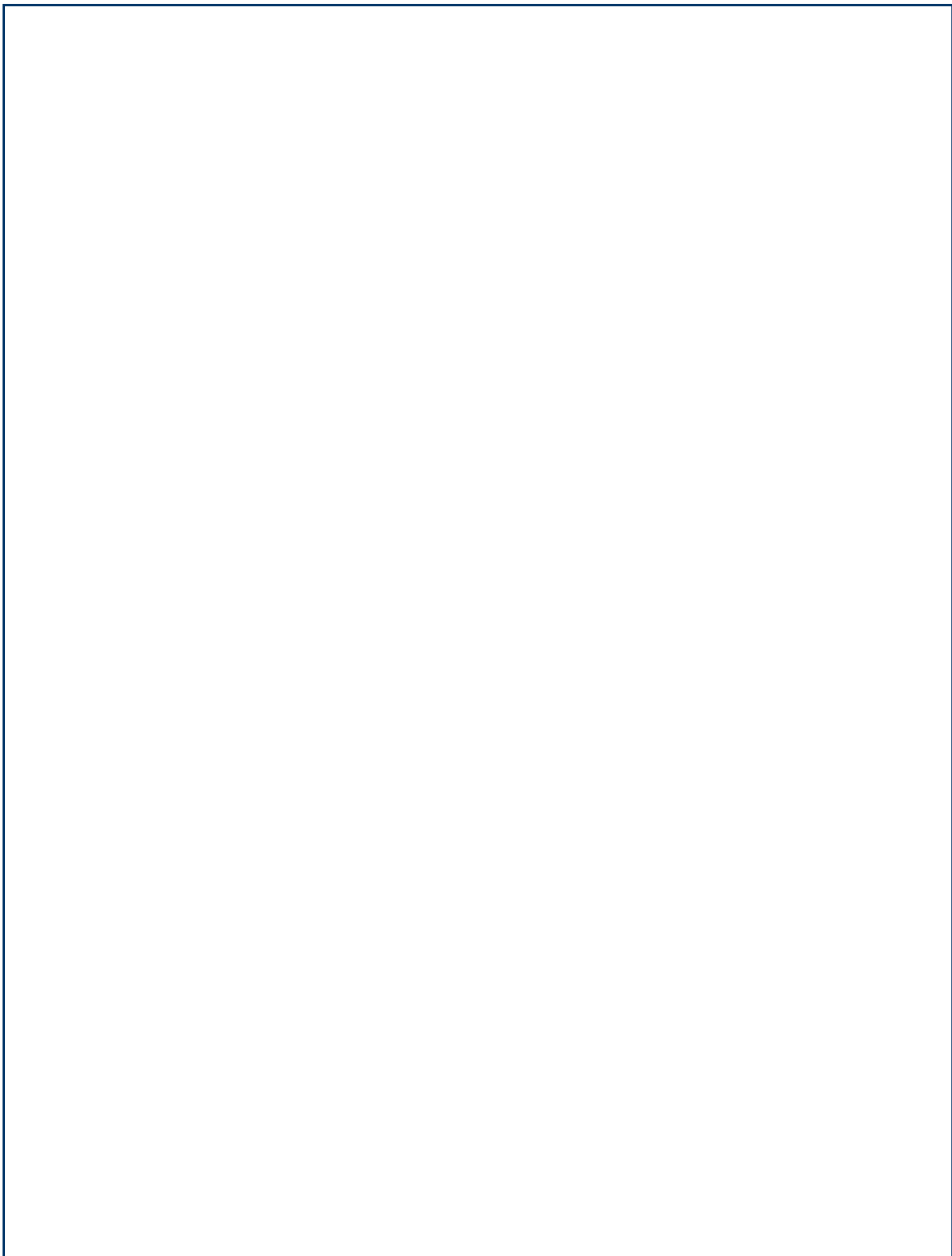


# South Wilmington Socioeconomic Profile

U.S. Department of Commerce  
National Oceanic and Atmospheric Administration  
National Ocean Service





# South Wilmington Socioeconomic Profile

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An on-line version of this report is available at:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/Soil/dcmp/WilmSAMP/SAMP.htm>

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# Executive Summary

## Socioeconomic Profile of South Wilmington, Delaware

The National Oceanic and Atmospheric Administration (NOAA) Ocean Service (NOS) compiled a socioeconomic profile report in partnership with the Delaware Coastal Programs to support the development of a Special Area Management Plan (SAMP) for South Wilmington, Delaware. The report presents a comprehensive socioeconomic snapshot of South Wilmington, using all readily-accessible, current data. The report presents demographic information such as population, education, and household characteristics; information on employment and income for residents and businesses in the area; information on current land use; inventories of residential development and public and social services available in South Wilmington; crime, voting, and vital statistics; and tax assess values for South Wilmington properties. The report does not present trend information nor attempt to interpret or draw conclusions from the data.

This executive summary provides an overview of the socioeconomic profile report and presents background information, an overview of data collection methods, and summary tables for all data presented in the main body of the report. For details on the data in the summary tables, please refer to the main report text.



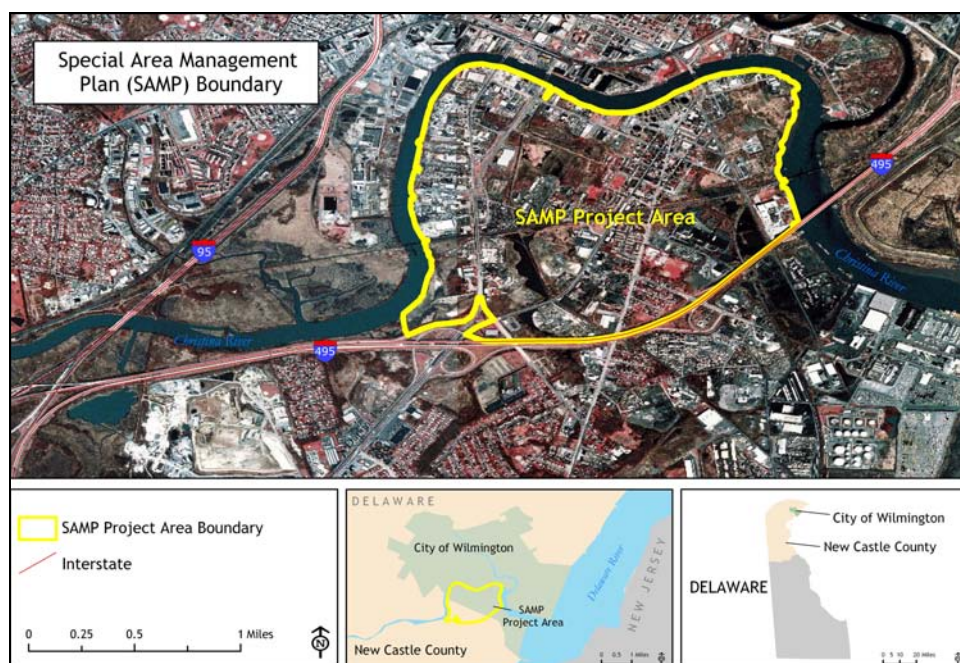
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## Background: South Wilmington Special Area Management Plan (SAMP)

The City of Wilmington, Delaware, is located along the confluence of the Delaware, Christina, and Brandywine Rivers. While recent efforts to revitalize the city have focused on the northern side of the Christina River, the region of the city located on the southern side of the river, an area known as South Wilmington, has remained largely underutilized. This area includes the historic residential community of Southbridge.

Delaware Coastal Programs, within the Department of Natural Resources and Environmental Control, received funding to develop a SAMP for South Wilmington and developments along the New Castle/Route 9 Corridor (an area herein referred to as “South Wilmington”). As defined under the federal Coastal Zone Management Act, a SAMP is a long-term comprehensive plan that encourages natural resource protection and balanced coastal-dependent economic growth in areas within the coastal zone. Development of the South Wilmington SAMP will bring together community members and organizations, business leaders, and representatives from city, state, and federal government organizations with the intention of enhancing the environmental and economic well-being of South Wilmington. The South Wilmington SAMP Project Area is defined as the area shown in Figure 1 and, as mentioned, includes South Wilmington and the New Castle/Route 9 Corridor developments.



**Figure 1:** South Wilmington Special Area Management Plan (SAMP) Project Area.

*Source: Delaware Coastal Programs, 2005; Color-IR Digital Orthophotos, March 1992*

The South Wilmington SAMP provides an opportunity to address the environmental, social, and economic issues in the area, as well as the needs of those affected by the revitalization of South Wilmington. Development of the South Wilmington SAMP is being accomplished through the ongoing development of the following six planning documents:

◆ Neighborhood Plan, ◆ Legal Authorities Inventory and Review, ◆ Ecological Characterization, ◆ Non-Residential Economic Development Plan, ◆ Drainage Improvement Plan, and ◆ Public Engagement and Outreach Plan. The final SAMP will combine the results and recommendations of these documents into a comprehensive action plan to guide the revitalization of South Wilmington.

## Purpose of the Socioeconomic Profile

The socioeconomic profile report was prepared as a component of the Ecological Characterization planning document. As a compilation of information from existing sources about recent social and economic characteristics of South Wilmington, the purpose of the report is to support the development of the final SAMP action plan, and provide a comprehensive baseline from which to measure the impacts of SAMP implementation (from five to 20 years out). A secondary, but equally important, purpose of the document is to provide an example for other coastal communities interested in developing socioeconomic baselines for planning and revitalization purposes.

Socioeconomic information can provide an important perspective on the individuals, businesses, and human activities within an area. Such a perspective is important to ensuring that planning and implementation of restoration and revitalization efforts meet the social, economic, and environmental needs of a community. Socioeconomic information can help to guide public policy decisions needed to move forward with growth and development.

## Data Collection and Presentation Methods

All readily-accessible data sources were investigated for inclusion in this report; the most reliable, accurate, and up-to-date were selected for inclusion.

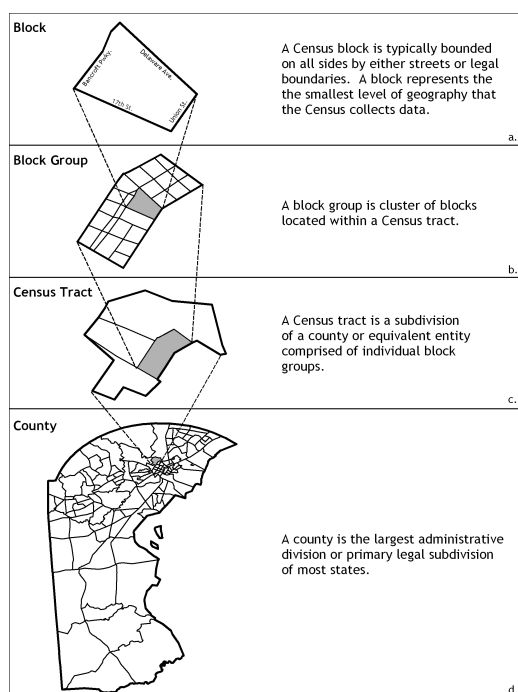
### U.S. Census Bureau data

Throughout the report, data are presented from the U.S. Census Bureau (Census Bureau); these data were obtained via the Spatial Trends in Coastal Socioeconomics (STICS) Web site (<http://stics.noaa.gov>) and from Geolytics, Inc. (2003). All Census Bureau data are presented from Census 2000, and thus represent characteristics from the year 2000.

Census Bureau data are tabulated and released according to Census Bureau-defined and political geographies. Census geographies provide a framework for interpreting, analyzing, and understanding Census Bureau data. Figure 2 illustrates the geographies used in the report.

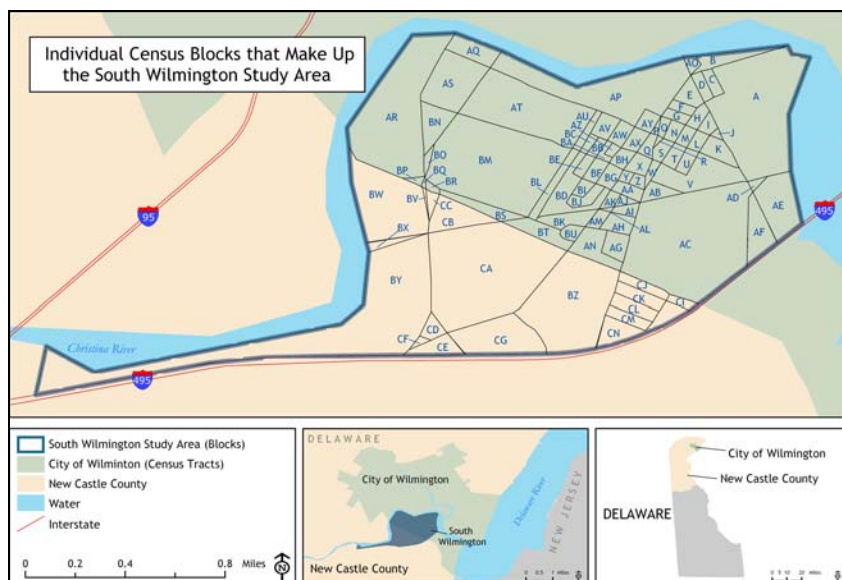
Acknowledging that most previous socioeconomic descriptions of South Wilmington have successfully used Census Tract 19 as a study area, for the purposes of this report, Census Bureau data are presented using specific aggregations of Census blocks and block groups. Unlike Census Tract 19, data from the smaller block and block group geographies can be combined to more closely match the SAMP Project Area, which is the specific area shown in Figure 1 and targeted for revitalization through the South Wilmington SAMP process.

Figures 3 and 4 present the Census blocks and block groups used as “study areas” throughout the report. Blocks and block groups were carefully selected to most closely cover the entire SAMP Project Area, but the reader will recognize that both study areas include some areas that are not part of the SAMP Project Area and exclude some areas that are part of the SAMP Project Area. Additionally, the study areas do include parts of New Castle County along Route 9, that fall outside of the City of Wilmington. For additional details regarding the Census Bureau geographies selected to cover the SAMP Project Area, please refer to the main report.

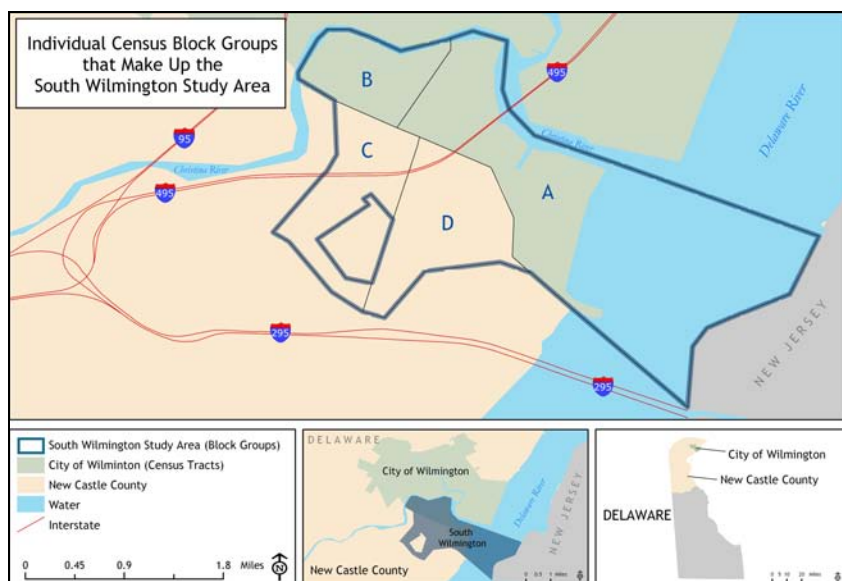


**Figure 2:** Illustration of Census geographies used in the socioeconomic profile report.

Sources: U.S. Census Bureau, 2001; 2000



**Figure 3:** The 91 Census blocks selected to represent South Wilmington and the New Castle/Route 9 Corridor developments.  
*Sources: Delaware Department of Transportation, 2001; U.S. Census Bureau, 2000*



**Figure 4:** The four Census block groups selected to represent South Wilmington and the New Castle/Route 9 Corridor developments.  
*Sources: Delaware Department of Transportation, 2001; U.S. Census Bureau, 2000*

### Other data

Throughout this report, data are included that were collected from a variety of different sources. In all instances, data and sources are cited and/or discussed at the time of data presentation. It is important to recognize that the information in this report represents data from readily-accessible sources. Additional information may be available regarding the resources and services available in South Wilmington which were not captured in the accessible data sources and are thus not represented in the report.

### Summary Tables

The tables that follow summarize collected socioeconomic data for South Wilmington. These tables are intended only to provide an overview of the information presented in the main text of the socioeconomic profile report; for details on the data, including data collection methods and comparative data for the City of Wilmington and New Castle County, please refer to the main report text.

## Summary Tables

### South Wilmington Census block groups study area\*

	Number	Percent		Number	Percent
<b>Total Population</b>	<b>5,103</b>		<b>Employment characteristics</b>		
Population density	914.5 persons/mi <sup>2</sup>		<i>Population aged over 16 years</i>	3,605	
<b>Gender</b>			In labor force	2,176	60.4
Males	2,280	44.7	Employed	1,943	53.9
Females	2,823	55.3	Unemployed	221	6.1
<b>Persons by Race</b>			<b>Industry employment</b>		
One race	4,970	97.4	<i>Employed population</i>	1,943	
Black	4,148	81.3	Agriculture & mining	5	0.3
White	646	12.7	Construction	101	5.2
Native American	15	0.3	Manufacturing	160	8.2
Asian	20	0.4	Wholesale & retail trade	285	14.7
Other	141	2.8	Transportation, warehousing, & utilities	137	7.1
Two or more races	133	2.6	Information	15	0.8
<b>Educational attainment</b>			Finance, insurance, & real estate	296	15.2
<i>Population aged over 25 years</i>	2,885		Professional, scientific, & technical services	21	1.1
High school graduates	1,888	65.4	Administrative support	154	7.9
College graduates	255	8.8	Management	0	0.0
<b>School enrollment</b>			Health & social services	312	16.1
<i>Number of students</i>	1,685		Education	66	3.4
Nursery school	12	7.7	Arts & entertainment	41	2.1
Grades K-4	492	29.2	Food services	138	7.1
Grades 5-8	483	28.7	Other services	44	2.3
Grades 9-12	466	27.7	Government	168	8.6
College	95	5.6			
Graduate school	20	1.2	<b>Means of transportation to work</b>		
Public school (K-12)	1,356	94.1	<i>Number of workers</i>	1,845	
Private school (K-12)	85	5.9	Drove alone	1,141	61.8
<b>Household characteristics</b>			Carpooled	251	13.6
<i>Number of households</i>	1,782		Public transportation	297	16.1
Family	1,291	72.4	Motorcycle	0	0.0
Non-family	491	27.6	Bicycle	0	0.0
With children	690	38.7	Walked	121	6.6
			"Other" means	15	0.8
Living alone	391	21.9	Worked at home	20	1.1
2-4 persons per household	1,135	63.7			
5+ persons per household	256	14.4	<b>Travel time to work</b>		
<b>Disability characteristics</b>			<i>Number of local commuters</i>	1,825	
<i>Population aged over 5 years</i>	4,726		Under 5 minutes	38	2.1
Population aged over 5 years with a disability	1,196	25.3	5 to 29 minutes	1,214	66.5
Males	460	9.7	30 to 59 minutes	417	22.8
Females	736	15.6	60 to 89 minutes	64	3.5
			90+ minutes	92	5.0
Aged 5 to 15	101	2.1	<b>Armed services status</b>		
Aged 16 to 64	790	16.7	<i>Population aged 18 years and over</i>	3,391	
Aged 65 and over	305	6.5	Veterans	399	11.8
			Enlisted in armed forces	12	0.4

Source: U.S. Census Bureau, 2000

\*See Figure 2 for a map of the study area defined by an aggregation of Census block groups.

## South Wilmington Census block groups study area\*

	Number	Percent		Number	Percent
<b>Household income</b>			<b>Gross monthly rent</b>		
<i>Number of households</i>	1,782		<i>Number of renter-occupied housing units</i>	761	
Under \$10,000	300	16.8	Under \$150	71	9.9
\$10,000 to \$19,999	255	14.3	\$150 to \$349	78	10.9
\$20,000 to \$39,999	527	29.6	\$350 to \$449	107	15.0
\$40,000 to \$59,999	328	18.4	\$450 to \$549	62	8.7
\$60,000 to \$74,999	191	10.7	\$550 to \$649	141	19.7
\$75,000 to \$99,999	94	5.3	\$650 to \$749	115	16.1
\$100,000 to \$149,999	57	3.2	\$750 to \$899	89	12.5
Over \$150,000	30	1.7	\$900 to \$1249	35	4.9
			Over \$1250	16	2.2
Per capita income	\$12,877.50		No cash rent	47	6.2
With retirement income	397	22.3			
With social security income	510	28.6	<b>Housing unit size</b>		
With public assistance	182	10.2	<i>Number of housing units</i>	2,034	
<b>Poverty status</b>			1 room	8	0.4
<i>Total population</i>	5,072		2 rooms	19	0.9
Total persons in poverty	1,079	21.3	3 rooms	163	8.0
Under 18 years of age	451	8.9	4 rooms	28	11.7
Over 65 years of age	116	2.3	5 rooms	505	24.8
			6 rooms	697	34.3
Total households in poverty	398	22.3	7 rooms	234	11.5
Family	275	15.4	8 rooms	80	3.9
Non-family	123	6.9	9 or more rooms	90	4.4
<b>Housing unit occupancy</b>			Less than 1 bedroom	16	0.8
<i>Number of housing units</i>	2,034		1 bedroom	142	7.0
Occupied	1,824	89.7	2 bedrooms	566	27.8
Vacant	210	10.3	3 bedrooms	1,147	56.4
Owner-occupied housing units	1,063	58.3	4 bedrooms	148	7.3
Renter-occupied housing units	761	41.7	5 or more bedrooms	15	0.7
<b>Housing value</b>			<b>Year structure built</b>		
<i>Number of owner-occupied housing units reporting values</i>	1,038		<i>Number of housing units</i>	2,034	
Under \$40,000	76	7.3	1939 or earlier	361	17.7
\$40,000 to \$59,999	282	27.2	1940 to 1949	273	13.4
\$60,000 to \$79,999	263	25.3	1950 to 1959	738	36.3
\$80,000 to \$99,999	264	25.4	1960 to 1969	296	14.6
\$100,000 to \$149,999	110	10.6	1970 to 1979	96	4.7
\$150,000 to \$174,999	13	1.3	1980 to 1989	113	5.6
Over \$175,000	30	2.9	1990 to 1994	112	5.5
			1995 to 1998	14	0.7
			1999 to March 2000	31	1.5
<b>Housing unit facilities</b>			<b>Vehicle availability</b>		
<i>Number of housing units</i>	2,034		<i>Number of occupied housing units</i>	1,824	
With complete plumbing facilities	2,018	99.2	No vehicle	463	25.4
With complete kitchen facilities	2,017	99.2	1 vehicle	690	37.8
			2 vehicles	430	23.6
<i>Number of occupied housing units</i>	1,824		3 vehicles	186	10.2
With telephone service	1,759	96.4	4 vehicles	35	1.9
			5 or more vehicles	20	1.1

Source: U.S. Census Bureau, 2000

\*See Figure 2 for a map of the study area defined by an aggregation of Census block groups.

## South Wilmington Census blocks study area\*

	Number	Percent		Number	Percent
<b>Total Population</b>	<b>2,184</b>		<b>Household type</b>		
Population density	1,382.3 persons/mi <sup>2</sup>		<i>Total number of households</i>	733	
<b>Gender</b>			Family	529	72.2
Males	1,028	47.1	Non-family	204	27.8
Females	1,156	52.9	With children	303	41.3
<b>Persons by Race</b>			<b>Housing unit occupancy</b>		
One race	2,147	98.3	<i>Total number of housing units</i>	881	
Black	1,897	86.9	Vacant	148	16.8
White	143	6.5	Occupied	733	83.2
Native American	7	0.3	Owner-occupied	293	40.0
Asian	6	0.3	Renter-occupied	440	60.0
Other	94	4.3			
Two or more races	37	1.7			

Source: U.S. Census Bureau, 2000

\*See Figure 3 for a map of the study area defined by an aggregation of Census blocks.

## South Wilmington Census blocks study area\*

	Number	Percent		Number	Percent
<b>Land use acreage</b>			<b>Retail trade businesses</b>		
<i>Total acres</i>	<i>982.6</i>		<i>Number of retail trade businesses</i>	72	
Industrial	556.6	56.6	Automobile dealers	7	9.7
Urban	172.7	17.6	Other motor vehicle dealers	1	1.4
Natural areas/wetlands	84.8	8.6	Auto parts, accessories, & tire parts	7	9.7
Other	62.1	6.3	Home furnishing stores	2	2.8
Transportation	51.7	5.3	Electronic & appliance stores	13	18.1
Residential	41.4	4.2	Building material & supplies dealers	9	12.5
Recreational	13.3	1.4	Lawn & garden equipment & supplies stores	1	1.4
<b>Zoning acreage</b>			Grocery stores	4	5.6
<i>Total acres</i>	<i>984.3</i>		Specialty food stores	3	4.2
Manufacturing	521.7	53.0	Beer, wine, & liquor stores	2	2.8
Waterfront development	246.6	25.0	Health & personal care stores	2	2.8
Residential	104.1	10.6	Gasoline stations	4	5.6
Commercial	94.9	9.6	Florists	1	1.4
Open space	17.0	1.7	Office supplies, stationary, & gift stores	1	1.4
<b>Business summary</b>			Other miscellaneous store retailers	2	2.8
Total number of businesses	229		Vending machine operators	2	2.8
Total number of employees	4,688		Direct selling establishments	1	1.4
<b>Service businesses</b>			Food & drink establishments	10	13.9
<i>Number of service businesses</i>	<i>90</i>		<b>Other businesses</b>		
Hotels & lodging	1	1.1	<i>Number of "other" businesses</i>	33	
Automotive services	20	22.2	Agriculture & mining	6	6.2
Motion pictures & amusements	3	3.3	Construction	16	16.5
Health services	3	3.3	Manufacturing	14	14.4
Education institutions & libraries	1	1.1	Transportation	18	18.6
Financial & real estate services	6	6.7	Communication	1	1.0
Other services	56	62.2	Electric, gas, water, & sanitary services	3	3.1
			Wholesale trade	33	34.0
			Government	6	6.2

Sources: Delaware Spatial Data Implementation Team (I-Team), 2002; ESRI Business Information Solutions, 2005

\*See Figure 3 for a map of the study area defined by an aggregation of Census blocks.

## South Wilmington Census blocks study area\*

	Number	Percent		Number	Percent
<b>Crime statistics</b>			<b>City of Wilmington voting</b>		
<i>Number of arrests in 2003</i>	<i>194</i>		Voting district: 4 <sup>th</sup> Council District of Wilmington		
General arrests	36	18.6	<i>Number of registered voters</i>	<i>5,954</i>	
Violent crime	26	13.4	Democrats	4,255	71.5
Assault	18	9.3	Republicans	637	10.7
Burglary	10	5.2	Independents	963	16.2
Drug	70	36.1	Other party affiliation	99	1.7
Rape	2	1.0			
Robbery	3	1.5	<b>New Castle County voting</b>		
Weapons	26	13.4	Voting district: 4 <sup>th</sup> and 10 <sup>th</sup> New Castle County Districts		
Homicide	3	1.5			
Number of criminal complaints in 2003	333				

*Source: Delaware Statistical Analysis Center, 2003; Office of the State Election Commissioner, Delaware, 2005; State of Delaware Department of Elections*

## South Wilmington Census blocks study area\*

<b>New Castle County tax assess values</b>		
Property class	Number of parcels	Total tax assess value
<b>Total</b>	<b>1099</b>	<b>\$80,298,800</b>
Commercial	238	\$25,827,300
Exempt commercial	89	\$23,735,800
Industrial	63	\$17,957,900
Residential	635	\$10,783,300
Exempt residential	66	\$688,300
Utility	8	\$1,306,200

*Source: New Castle County, 2005*

<b>Total length of South Wilmington roads:</b> 19.3 miles	<b>Number of courts:</b> 0
<b>Nearest rail station:</b> City of Wilmington Rail services: Amtrak, SEPTA, CSX Transportation	<b>Number of government buildings:</b> 1
<b>Nearest airports:</b> New Castle Airport; Philadelphia International Airport	<b>Number of senior living centers:</b> 2
<b>Nearest port:</b> Port of Wilmington	<b>Number of places of worship:</b> 15
<b>Number of childcare facilities:</b> 2	<b>Number of health care facilities:</b> 1
<b>South Wilmington school district:</b> Christina (District number 95 – 33 00) Number of public schools attended by South Wilmington students: 9	<b>Number of civic and neighborhood organizations:</b> 2
<b>Number of libraries:</b> 0	<b>City of Wilmington average water usage:</b> 26 million gallons/day
	<b>City of Wilmington average waste water flow:</b> 80 million gallons/day
	<b>Total length of South Wilmington sewer system:</b> 20.7 miles
	<b>Number of parks:</b> 8

*Sources: Amtrak, 2005; SEPTA, 2005; New Castle Airport, 2005; Philadelphia International Airport, 2005; Diamond State Port Corporation, 2005; City of Wilmington, 2005; City of Wilmington, 2004; Christina School District, 2004; New Castle County, 2005; Delaware State Courts, 2004; City of Wilmington, 2004b*  
*\*See Figure 3 for a map of the study area defined by an aggregation of blocks.*

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## Preface

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This socioeconomic profile report was compiled by the National Oceanic and Atmospheric Administration (NOAA) Ocean Service (NOS), in partnership with the Delaware Coastal Programs, to support the development of a Special Area Management Plan (SAMP) for South Wilmington, Delaware. The report includes discussions and displays of data on the current socioeconomic status of the South Wilmington area, including demographic information such as population, education, household characteristics, and an inventory of residential development. Also included are information on employment and income for residents and businesses in the area and information on current land use. Finally, the report includes inventories of public and social services available in South Wilmington; crime, voting, and vital statistics; and property tax assess values for the area.

